



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Mon Aug 17 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1907 LEONARD AVE COLUMBUS, OH

Mailing Address: Null

Null

Owner: 1907 LEONARD LLC

Parcel Number: 010268024

ZONING INFORMATION

Zoning: ORIG, Manufacturing, M

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: North Central Area Commission

Planning Overlay: I-670 Graphics Control

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

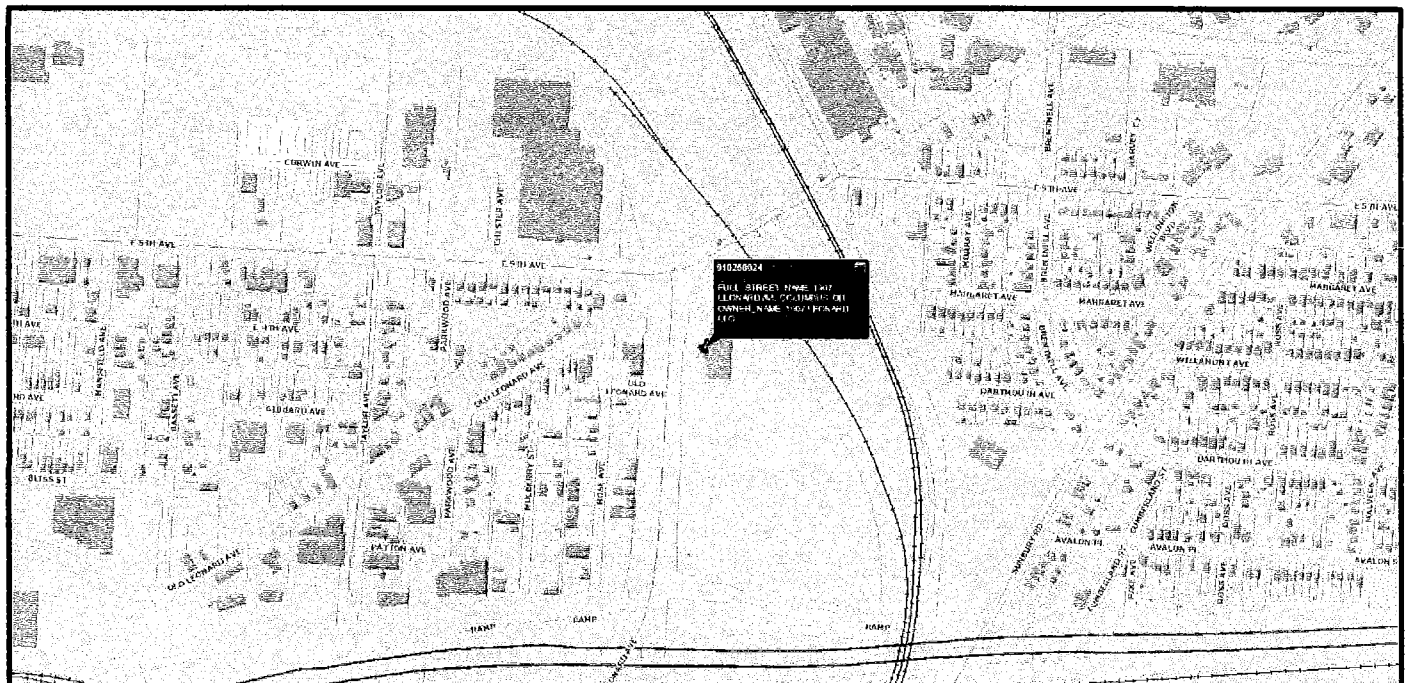
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



Graphics Commission Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

GC15-042
1907 LEONARD AVE.

OFFICE USE ONLY

Application Number: GC15-042 Date Received: November 9, 2015
Application Accepted by: Jamie Freise Fee: \$1,900.00
Commission/Civic: North Central Area Commission
Existing Zoning: 'M' Manufacturing
Comments: _____

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Graphics Plan ☐ Special Permit ☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

To permit the installation of a monument style sign to be placed at a less than 15' set-back from the
established Right-of-way. CC: 3377.17(A). We are requesting a '0' set-back.

LOCATION

Certified Address: 1907 Leonard Avenue City: Columbus Zip: 43219

Parcel Number (only one required): 010-268024

APPLICANT

Applicant Name: Stanley W. Young III, Trinity Sign Group Phone Number: (614) 564-9432 Ext.: n/a

Address: 2379 Hardesty Drive N City/State: Columbus, Ohio Zip: 43204

Email Address: trinitysigngroup@gmail.com Fax Number: n/a

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: 1907 Leonard, LLC Phone Number: (614) 253-9000 Ext.: _____

Address: 1907 Leonard Avenue, Ste: 200 City/State: Columbus, Ohio Zip: 43219

Email Address: GPalmer@srsmooot.com Fax Number: (614) 258-9998

ATTORNEY / AGENT (Check one): ☐ Attorney ☒ Agent

Name: Stanley W. Young, III Trinity Sign Group Phone Number: (614) 564-9432 Ext.: n/a

Address: 2379 Hardesty Drive N City/State: Columbus, Ohio Zip: 43204

Email Address: trinitysigngroup@gmail.com Fax Number: n/a

SIGNATURES (All signatures must be provided and signed in **blue ink**)

APPLICANT SIGNATURE Stanley W. Young, III

PROPERTY OWNER SIGNATURE Stanley W. Young, III (Agent for Owner)

ATTORNEY / AGENT SIGNATURE Stanley W. Young, III

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

1907 LEONARD, LLC

1865 Leonard Avenue

Columbus, Ohio 43219

614/253-9000 – Fax 614/258-9998

November 3, 2015

Mr. Stanley W. Young, III
2379 Hardesty Drive N
Columbus, Ohio 43204

RE: 1907 Leonard Avenue Office Building
Columbus, Ohio 43219

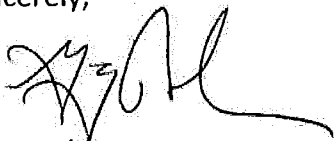
Building Sign, Sign Variance Pursuit

Dear Mr. Young:

Pursuant to our request to seek a variance with the City of Columbus, to request the Authority of Having Jurisdiction (AHJ) to alleviate the current code requirements associated with building sign setbacks, we are designating your firm to act on our behalf pertaining to this pursuit.

Should anyone have any concern with this assignment please have them contact me accordingly.

Sincerely,



Greg Palmer
Property Manager
1907 LLC Property

PC: File

THE CITY OF
COLUMBUS

MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES**Graphics Commission Application**757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov**AFFIDAVIT**STATE OF OHIO
COUNTY OF FRANKLINBeing first duly cautioned and sworn **(1) NAME** Stanley W. Young, IIIof **(1) MAILING ADDRESS** 2379 Hardesty Drive, N. Columbus, Ohio 43204

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

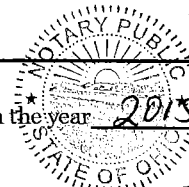
(2) per CERTIFIED ADDRESS FOR PROPERTY 1907 Leonard Avenue, Columbus, Ohio 43219for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on **(3)** November 9, 2015

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS**(4)** 1907 Leonard Avenue, LLC1907 Leonard Avenue, STE 200
Columbus, Ohio 43219APPLICANT'S NAME AND PHONE #
(same as listed on front application)Stanley W. Young, III Trinity Sign Group
(614) 564-9432AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS**(5)** North Central Area Commission, Carlon Fraley, Zoning Chair
2107 Bancroft St, Columbus, Ohio 43219
(614) 725-1113 Meets first Thurs. of every month.

and that the following is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
	(PLEASE SEE ATTACHED LIST)	
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

☐ **(7)** Check here if listing additional property owners on a separate page.**(8) SIGNATURE OF AFFIANT**Stanley W. Young, IIISworn to before me and signed in my presence this 09 day of November, in the year 2015**(8) SIGNATURE OF NOTARY PUBLIC**11/09/16
My Commission ExpiresSOK KHOEUN THY
Notary Public, State of Ohio
My Comm. Expires 11-09-2016
Notary Seal Here

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THE CITY OF
COLUMBUS

MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Graphics Commission Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

APPLICATION #

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

3382.05 Variance

- A.** The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:
1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
 2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
 3. Prevent a reasonable return in service, use of income compared to other conforming premises in the same district; and
 4. Where the result of granting the Variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.
- B.** In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the *graphics* as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard public safety and welfare.
- C.** Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3382.05, Variance, and believe my application for relief from the requirements of the Graphics Code satisfies the four criteria for a variance in the following ways:

(PLEASE SEE ATTACHED STATEMENTS)

Signature of Applicant

Stanley W. Young, III

Date November 3, 2015

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Hardship Statements

I have read Section 3382.05, Variance and believe my application for relief from the requirements of the Graphics Code satisfies the four criteria for a variance in the following ways:

This subject site known as 1907 Leonard Avenue has an exceptional wide Right-of-Way on the Leonard avenue elevation. This wide R.O.W. has a detrimental effect on any new ground sign that would have to meet the 15' minimum set-back requirement. If the proposed new ground sign was set back 15' from the R.O.W. the cars that are parked on the front row of the parking lot would block the majority of the sign.

Other similar zoned parcels of ground in the general area has right-of- ways that are not so wide, and permit the useful placement of any new ground sign.

The reasonable return in service and investment of this new sign would NOT be possible by placing it at a 15' set-back. The sign would simply not be visible.

The granting of this variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the spirit, intent or purpose of the Graphics Code. By approving this variance would NOT increase any public or private services now required by this site or it's tenants.

We therefore ask for your careful consideration in our request to place this sign at a reduced set-back to effect it's usefulness in terms of function and visibility.

Respectfully Submitted,

Stanley W. Young, III
Stanley W. Young, III

November 3, 2015



CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR
MAP ID: S **DATE: 10/5/15**



Disclaimer

Scale = 150



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

KICHLER
Style to live by™



LED FLOOD FIXTURE
Kichler, 29W 120V 60 Degree
Cool White, 4250 Temp
Width: 4 1/2"
Length: 6 1/2"

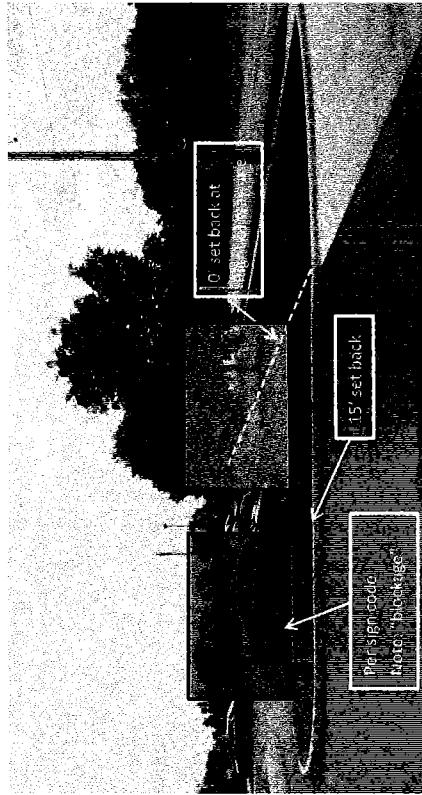
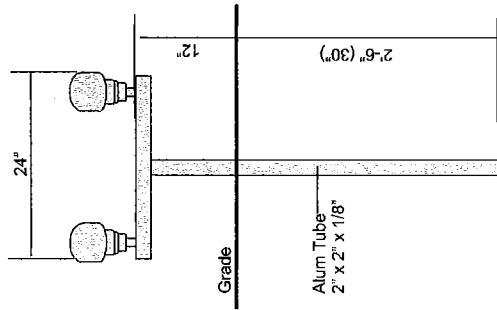
29W 120V 60 DEG 4250K Brass
162068BR42 (Bronzed Brass)

A 120V 29 watt Design Pro LED accent light. With a 4250 cool white color temperature and a 60 degree beam spread in Bronzed Brass.

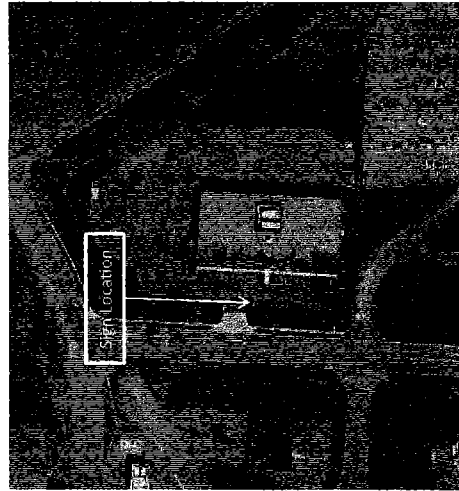
Available Finishes:
Textured Architectural Bronze
Bronzed Brass
Textured White
Textured White

Technical Information

Width:	4.5"
Height:	5.5"
Length:	6.5"
Weight:	2.1 lbs
Material:	Aluminum
Glass Description:	60 BEAM SPREAD OPTIC
Voltage:	120 VAC
Safety Rated:	Wet
Dial Mount:	No
Color Rendering Index:	90
Expected Life Span:	40,000 Hours
Light Source:	LED
Operating Temperature:	-30 to 100°F
Max Watt:	29
Operating Voltage Range:	120-132 VAC
Finish:	Bronzed Brass



Smoot Construction
1907 Leonard Ave.
Columbus, OH 43219
Re: Proposed ground sign



3

Scales: MH
Design: LK
Dwg: 215-0507

Approval Signature _____

Project Layout
0 Approved
0 Approved as Noted

07/14/15 rev 10/10/15 2:00

Smoot Monument Sign



GC15-042
1907 LEONARD AVE.

1515 E. Fifth Ave. Columbus, OH 43219 P: (614) 252-3133



Smoot Monument Sign

07/14/15 rev 10/12/15 2:00

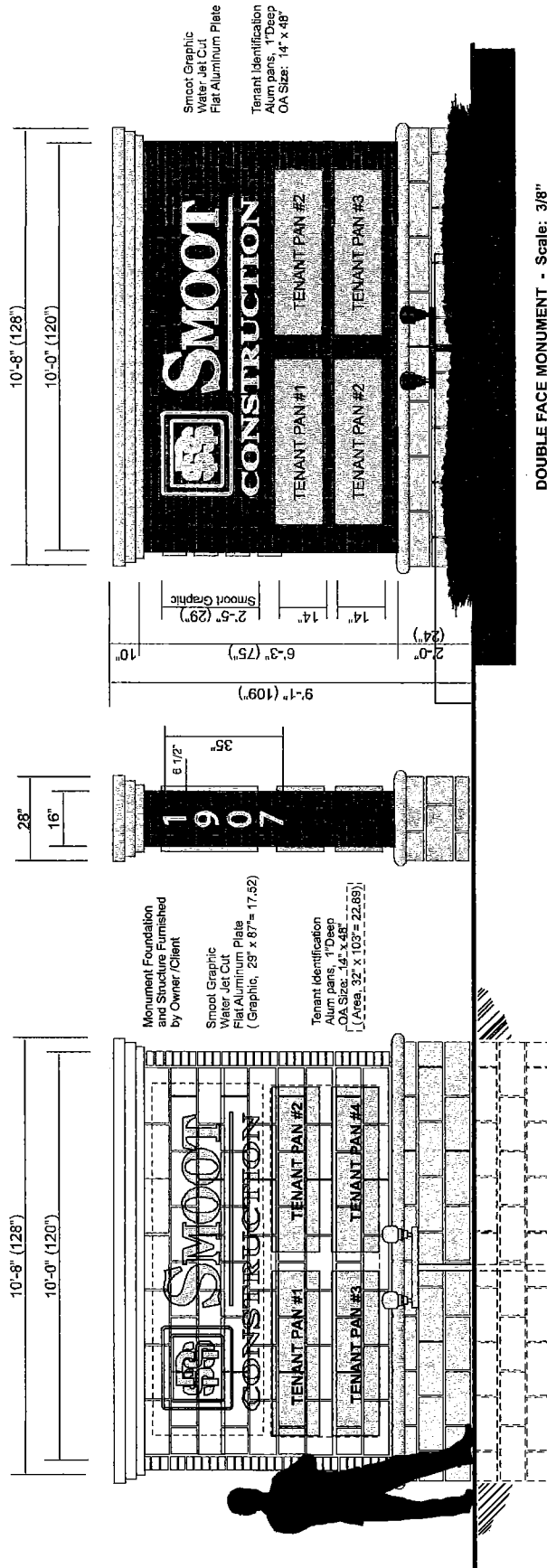
Project Layout
0 Approved
0 Approved as Noted

Approval Signature

Design: LK

Dwg: 215-0507

Sales: MH



DOUBLE FACE NON-INTERNAL ILLUMINATED MASONRY SIGN

- * Qty=(1)
- * Double Face Masonry Sign with Fabricated Aluminum Graphic Elements
- * Masonry Sign Structure, Foundation, Block Furnished & Installed by Client/Owner (Brick fascia to match building)
- * Smoot Construction Graphics
 - Water Jet Cut, Flat Aluminum Plate Logo
 - Graphics per Clients Artwork
 - Aluminum Plate Thickness: 1/2"
 - Letter Finish: Natural Brushed Aluminum
 - Installation: Blind Studs Out Letter Back
- * Qty=(Eight) 14" x 48" double face sign
- * Single Face Aluminum Pan Type Overlay with Computer Cut Vinyl tenant Logo/text
- * Non-Illuminated
- * Aluminum Pan Depth: 1"
- * Logo and/or Tenant Text per Furnished Art
- * Tenant Text: Computer Cut Traffic Grey Vinyl
- * Background Pan Color: Painted Beige
- * Installation: Concealed Alum "L" Stringers
- * LED FLOOD FIXTURES (4 fixtures)
 - Kichler 29W 120v 60 Degree Cool White, 4250 Temp
 - Width: 4 1/2" Length: 6 1/2"
 - Aluminum 2" x 2" Support Tube
 - Entire Assembly Color: Satin Black
- * Qty=(1)
- * Address Numbers re: 1907
 - Water Jet Cut, Flat Aluminum Plate
 - Font: Myriad Pro Regular
 - Aluminum Plate Thickness: 1/4"
 - Number Height: 7"
 - Finish: Natural Brushed Aluminum
 - Installation: Blind Studs Out Back
- * Foundation Detail
- See 215-0507 pg2

Foundation Detail
See 215-0507 pg2

Graphics Commission Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

GC15-042
1907 LEONARD AVE.

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Stanley W. Young, III
of (COMPLETE ADDRESS) 2379 Hardesty Drive N, Columbus, Ohio 43204

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>1907 Leonard Avenue, LLC</u>	<u>1907 Leonard Avenue, Ste: 200, Columbus, Ohio 43219</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

SIGNATURE OF AFFIANT

Stanley W. Young, III

Sworn to before me and signed in my presence this 9th day of November, in the year, 2015

SIGNATURE OF NOTARY PUBLIC

[Signature]

11/09/16
My Commission Expires



Notary Seal Here
SOK KHOEUN THY
Notary Public, State of Ohio
My Comm. Expires 11-09-2016

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